



12 ASHLEIGH ROAD | TIMPERLEY

OFFERS OVER £325,000

\*\*\*NO ONWARD CHAIN\*\*\* a superbly proportioned extended end terraced home ideally located within easy reach of local shops and with Timperley village centre a little further distant and lying within the catchment area of highly regarded primary and secondary schools. The accommodation briefly comprises entrance hall, front sitting room, full width dining kitchen with door onto the attractive rear gardens, separate dining room, two bedrooms and bathroom/WC. Externally there is off road parking within the driveway to the front which has adjacent lawned garden whilst to the rear the gardens are laid mainly to lawn and enjoy a high degree of privacy. Viewing is highly recommended.



**POSTCODE: WA15 6ER**

## DESCRIPTION

An excellent opportunity to purchase an end terraced property, well presented and maintained throughout and ideally positioned. The location is excellent being in the catchment area of highly regarded primary and secondary schools and within easy reach of Timperley village centre and with local shops available at the top of Heyes Lane and also Woodhouse Lane East.

The accommodation is approached via an entrance hallway which provides access onto the bay fronted sitting room whilst to the rear is a full width fitted kitchen which provides access to the delightful lawned gardens. Adjacent to the kitchen is also the added benefit of a separate dining room.

From the hallway stairs lead to the first floor where there are two bedrooms and the accommodation is completed by the bathroom/WC.

Externally there is ample off road parking within the driveway to the front which has adjacent lawned gardens. To the rear the gardens are laid mainly to lawn with mature hedge and fence borders and enjoy a high degree of privacy.

A superb property in an ideal location and viewing is highly recommended.

## ACCOMMODATION

### GROUND FLOOR

#### ENTRANCE HALL

Front door. Stairs to first floor.

#### SITTING ROOM

**14'11" x 12'1" (4.55m x 3.68m)**

PVCu double glazed bay window to the front. Focal point of a gas fire with marble effect insert and hearth. Television aerial point. Ceiling cornice. Access to:

#### KITCHEN

**15'3" x 8'5" (4.65m x 2.57m)**

Fitted with a range of white wall and base units with work surface over incorporating stainless steel sink unit with drainer. Space for all appliances. Two PVCu double glazed windows overlooking the rear garden and a composite door provides access to the same. Tiled splashback. Under stairs storage area. Archway to:

#### DINING ROOM

**20'2" x 8'8" (6.15m x 2.64m)**

With PVCu double glazed windows to the front and rear. Electric heater.

### FIRST FLOOR

#### LANDING

Electric heater. Opaque window to the side.



## BEDROOM 1

12'5" x 11'8" (3.78m x 3.56m)

PVCu double glazed window to the front. Picture rail. Storage cupboard. Telephone point.

## BEDROOM 2

10'5" x 9'3" (3.18m x 2.82m)

Double glazed window to the rear. Picture rail.

## BATHROOM

7'6" x 7'0" (2.29m x 2.13m)

With a white suite with chrome fittings comprising panelled bath, pedestal wash hand basin and WC. Tiled walls and floor. Airing cupboard housing hot water cylinder.

## OUTSIDE

To the front of the property the drive provides off road parking and has adjacent lawned gardens with mature hedge and fence borders. To the rear is a paved seating area leading onto delightful lawned gardens which incorporate a water feature and enjoy a high degree of privacy.

## SERVICES

All main services are connected.

## POSSESSION

Vacant possession upon completion.

## COUNCIL TAX

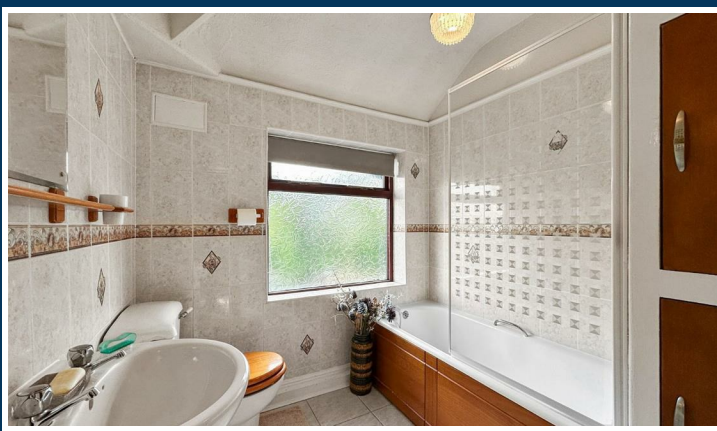
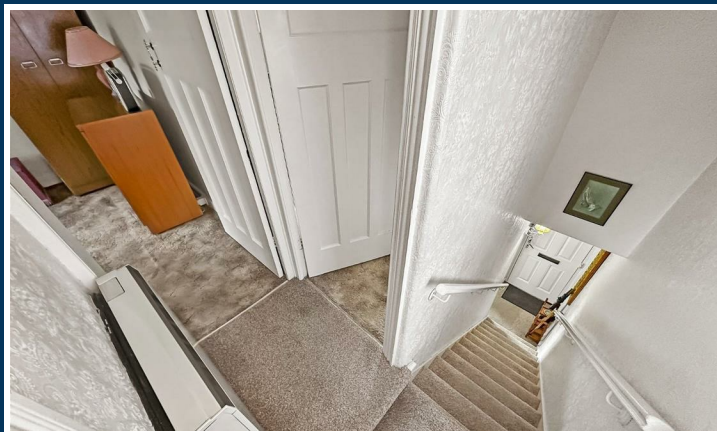
Trafford Band "C"

## TENURE

We are informed the property is Freehold. This should be verified by your Solicitor.

## NOTE

No appliances, fixtures and fittings have been inspected and purchasers are recommended to obtain their own independent advice.

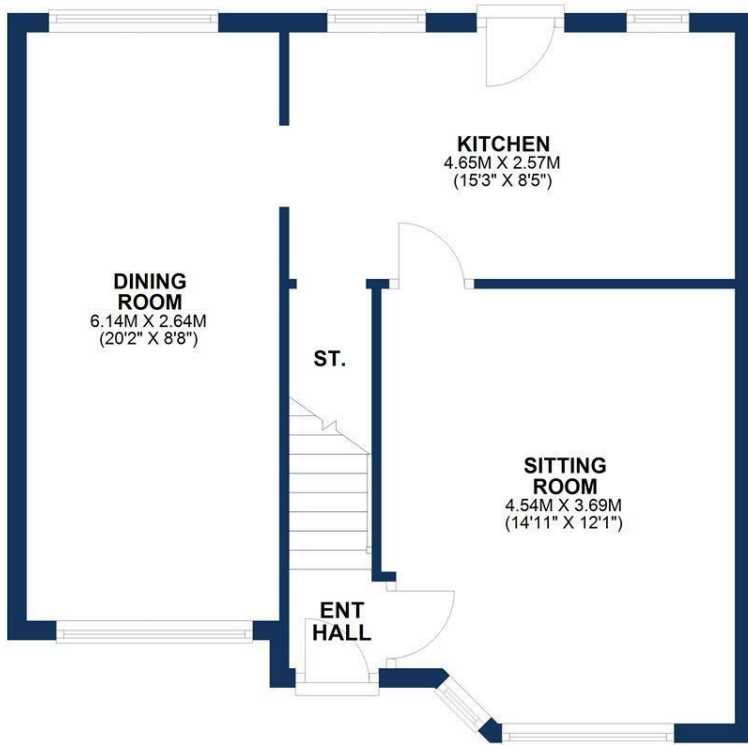


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## GROUND FLOOR

APPROX. 49.3 SQ. METRES (530.3 SQ. FEET)



## FIRST FLOOR

APPROX. 30.9 SQ. METRES (332.3 SQ. FEET)



TOTAL AREA: APPROX. 80.1 SQ. METRES (862.6 SQ. FEET)

Floorplan for illustrative purposes only



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